

## **STANDARD PARK CABIN SPECIFICATION AND SCHEDULE OF FINISHES**

### **APPROVALS FOR CONSTRUCTION**

- WORKING DRAWINGS AND ENGINEERS CERTIFICATION
- SHIRE APPROVAL WITH SUPPORTING LETTER THAT BUILDING MEETS THE “Caravan and Camping Regulations Act” WHICH ALSO COMPLIES WITH THE BUILDING CODES OF AUSTRALIA
- ENERGY EFFICIENCY COMPLIANCE
- CERTIFICATE OF DESIGN AND COMPLIANCE (CDC)

### **EXTERNAL SPECIFICATIONS**

- STEEL CHASSIS - Duragal
- WHEELS AND AXLES - as required
- 22mm TERMITE TREATED AQUATITE FLOORING
- COMPRESSED CEMENT SHEETING TO WET AREAS
- UNDER FLOOR INSULATION - as required to meet energy efficiency
- TIMBER FRAME WALLS AND TRUSSES - H2 Treated blue pine
- VINYL EXTERNAL WALL CLADDING - Mitten standard range
- COLORBOND ROOF AND REBATE FASCIA
- COLORBOND SLOTTED GUTTERS
- ANTICON ROOF BLANKET
- WALL & CEILING INSULATION
- ISOLATION VAPOUR BARRIER
- STANDARD ALUMINIUM SLIDING WINDOWS – incl. flyscreens
- ENVIRO SEAL FRONT DOOR FRAME - Aluminium threshold
- SOLID ENTRANCE DOOR
- BARRIER DOOR
- “DULUX/SOLVER” STANDARD EXTERNAL PAINT RANGE
- CCA STEPS AND PLATFORMS WITH HANDRAIL
- H3 TIMBER POSTS AND BEAMS WITH LINED VERANDAH CEILING
- HARDWOOD DECKING
- PAINTED LOSP TIMBER BALUSTRADE

**Holtro Pty Ltd. Trading as Holtro Modular**

ACN: 618 014 252

Build Reg. 102172

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## **STANDARD PARK CABIN SPECIFICATION AND SCHEDULE OF FINISHES**

### **INTERNAL SPECIFICATION**

- RAKED CEILINGS TO LIVING AREAS
- FLAT CEILINGS THROUGHOUT ALL OTHER AREAS
- 10mm PLASTERBOARD WALLS AND CEILINGS
- 7mm VILLABOARD TO BATHROOMS
- PLASTERBOARD WINDOW REVEALS
- 55mm CORNICES
- 67x18 MDF SPLAYED SKIRTINGS
- MDF WINDOW SEALS
- “DULUX/SOLVER” STANDARD INTERNAL PAINT RANGE
- METAL 10 BEND DOOR FRAMES
- FLUSH PANEL INTERNAL DOORS
- ROBES WITH SHELF AND HANGING RAILS
- MIRRORED ROBE DOORS - as per plan

### **KITCHEN**

- KITCHEN CABINETS AND OVERHEADS - as per plan
- LAMINATE CABINETS AND DOOR FRONTS
- 1mm ABS EDGING
- STONE BENCH TOP – Builders Standard Range
- FRIDGE RECESS
- BANK OF DRAWS
- SOFT CLOSE DOORS AND DRAWS
- STANDARD RANGE OF HANDLES
- 600mm HIGH TILED SPLASH BACKS – rrp \$35pm TILE ALLOWANCE
- GAS COOKTOPS – White or Stainless
- RANGEHOOD – White or Stainless

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### **BATHROOM/WC**

- TILED FLOORS – rrp \$35pm TILE ALLOWANCE
- TILED SHOWER HOB & RECESS - 2m high
- SKIRT TILE TO WALLS – One Row
- FRAMED PIVOT SHOWER SCREEN - Clear or obscure glass
- LAMINATE VANITY CUPBOARD - Stone tops
- FRAMED MIRROR - 800mm high
- STANDARD CHROME TAPWARE TO SHOWER
- MIXER TAP TO BASIN
- CHROME DOUBLE TOWEL RAIL
- CHROME TOILET ROLL HOLDER

### **ELECTRICAL**

- INTERNAL METER BOX
- RCD SWITCH
- TV POINT - x1
- SMOKE DETECTORS - as per requirements
- STANDARD CLIPSAL LIGHT SWITCHES
- STANDARD CLIPSAL POWER POINTS
- AIR CONDITIONING ISOLATION SWITCH - x1
- LED DOWN LIGHTS TO MAIN LIVING, DINING AND BEDROOMS
- 32w ROUND FLURO TO KITCHEN
- LIGHT / FAN COMBINATION TO BATHROOM/WC
- BUNKER LIGHTS TO VERANDAH

### **PLUMBING & FIXTURES (as per plan)**

- REHAU/PEX PIPE WORK
- EVERHARD SQUARELINE SINGLE BOWL KITCHEN SINK WITH DRAINER
- MIXER TAP TO KITCHEN SINK
- STYLUS CERAMIC VANITY BASIN AND MIXER TAP
- STYLUS DUAL FLUSH CERAMIC CLOSED COUPLED TOILET SUITE
- ALDER/BASE TAPWARE
- INSTANTANIOUS HOT WATER SYSTEM
- GAS REGULATOR - with hood

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## **STANDARD PARK CABIN SPECIFICATION AND SCHEDULE OF FINISHES**

### **APPLIANCES**

- WESTINGHOUSE 4 BURNER GAS COOKTOP WITH FLAME FAILURE
- WESTINGHOUSE RANGEHOOD – WRJ600

### **SITE WORKS**

- INSTALL OF BLOCKS, ANT CAPS, CHAINS AND TIEDOWNS
- INSTALL OF AXELS AND WHEELS (where required)
- TRANSPORTATION TO SITE
- INTERNAL AND EXTERNAL JOIN UP AND COMMISSION
- 900mm TIMBER STAIRS, PLATFORMS, POST & HAND RAIL
- PAINTED HARDI PLANK PERIMETER SKIRT

### **STANDARD SPECIFICATION EXCLUDES**

BAL Rating (Bushfire Attack Level) Requirements  
Cyclonic Region Requirements  
Footings Installation  
Crane – if required  
Civil Works  
Onsite Connections  
Stainless Wire Balustrade  
Timber Perimeter Skirt  
Floor Coverings  
Window Treatments  
Security Doors  
Air Conditioning

Holtro Pty Ltd. reserves the right to change any materials or products specified to similar quality and value.

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